

BUAS-SANDS

BOARD OF ADJUSTMENT HEARING

AUGUST 23, 2018

9 Letters Received Opposed to Granting the Variance

NAME:

ADDRESS:

Jacque Napolitano
Jody & Warren Hayden
Brian & Lisa Kelly
Kevin Carouge
Liz Lear
Dave Reifschneider
Denny & Pam Pridgeon
Joseph Raffetto
Marion & David Webster

2 E. James Street
4 E. James Street
2 W. Indian Street
1006 Bunting Avenue
1602 Coastal Highway
8 E. Essex Street
1 E. James Street
3 E. James Street
1605 Bunting Avenue

Pat Schuchman

From: Teresa Tieman
Sent: Wednesday, August 22, 2018 8:52 PM
To: Pat Schuchman
Subject: Fwd: Variance for Sands motel/height restrictions

Sent from my iPhone

Begin forwarded message:

From: Jacque Napolitano <jnapo@comcast.net>
Date: August 22, 2018 at 5:06:54 PM EDT
To: Townmgr@fenwickisland.org
Cc: <jlee@fenwickisland.org>, <Glangan@fenwickisland.org>, <rmais@fenwickisland.org>, <gbunting@fenwickisland.org>, <berniefenwickisland@gmail.com>, Vicki Carmean <vlcarmean@verizon.net>, <rwilliams@fenwickisland.org>
Subject: Variance for Sands motel/height restrictions

Please attach this to the BOA packet for tomorrow and forward to BOA members.

Dear Board of Adjustment Members,

My name is Jacque Napolitano and I live at 2 E James St. Fenwick Island directly behind the Sands Motel.

I would like to share my concern regarding the request for a variance by Mr. Buas regarding the Sands Motel. I am familiar with our current ordinances regarding the height and set back restrictions, however as long as I have been a resident in Fenwick there has been a height restriction for any building over 32' which all homeowners have had to adhere. Granting the variance for The Sands project would add another 6' to this height resulting in a 38' structure. My understanding of granting a variance in Fenwick is that it has to meet the requirement of proof of hardship, which I do not believe this project shows. There are other types of elevators (hydraulic- that do not require overhead mechanicals) that could be used which would not require another change to our ordinances. The town has granted many requests by the Sands owner (even though he was aware of our ordinances when he purchased this property) and have made many changes to our ordinances already to accommodate him. The last was a change in the setbacks behind the building to grant mechanicals in that area-now the mechanicals have been granted on a roof top area. Why did we change the setbacks in the first place if the mechanicals were going on top of the roof? The subject of how those mechanicals were granted roof top access is also questionable as well. If the regulations of our town are not appropriate or applicable then they should be changed and voted on by the entire town and town council members. I feel the town building official and town attorney were pressured by Mr. Buas and his attorney- thus the town has been granting ordinance changes on every level that has been requested without any regard for the neighbors or residents of Fenwick Island. As to the mechanicals on the roof, I feel they should be considered part of the building because they are

attached to the building and this will also exceed the current height restrictions. I feel strongly that this property has other options available. This variance request will have a negative affect on me, my property, other property owners & neighbors. If this variance is granted, it will set a precedence for the rest of town and we will become another Ocean City.

I would respectfully ask that the Board of Adjustment members use good judgement and vote against this variance for the reasons stated above.

Sincerely,

Jacque Napolitano

2 E James Street

Fenwick Island, DE. 19944

Pat Schuchman

From: Teresa Tieman
Sent: Friday, August 10, 2018 8:57 AM
To: Pat Schuchman
Subject: FW: Legal Notice/Height restrictions for Sands Motel

From: Jacque Napolitano <jnapo@comcast.net>
Sent: Friday, July 27, 2018 2:03 PM
To: Julie Lee <jleeinf@aol.com>; roywow@aol.com; Vicki Carmean <vlcarmean@verizon.net>; Teresa Tieman <townmgr@fenwickisland.org>; Gene Langan <glangan@fenwickisland.org>; Richard Mais <rmais@fenwickisland.org>; Gardner Bunting <gbunting@fenwickisland.org>; berniefenwickisland@gmail.com; ronald.gray@state.de.us; gerald.hocker@state.de.us
Subject: Re: Legal Notice/Height restrictions for Sands Motel

Dear Council members & Town Manager Tieman-

I am writing to you to voice my concerns regarding the posted Legal Notice regarding an appeal made by the Sands Motel. As you know, I live directly behind the Sands Motel and I am absolutely against the town allowing a commercial property to add an **additional 6'** for an elevator which will add to the current building height allowed.

The reasons I refute this is as follows:

If this is allowed the height of the new hotel would be 38' or higher. We have an ordinance in our town that has been strictly adhered to for reasons that we all understand. We do not want to look like Ocean City. However, once again, the town is allowing the owner of The Sands to request changes that accommodate his special needs creating the impression that he was given prior approval (collusion) on many of his requests. Also, many residents have expressed their desire to build higher than the allotted 30-32' limit and were refused by The town. However, this special variance, without due process, has been permitted to a commercial property.

Where will the mechanicals for operation be located? My understanding is that a variance has already been granted for them to be placed on top of the building thus increasing the height of the building even higher than 38'? Why weren't the residents and specifically me (being located directly behind the commercial space) informed of this decision? I have asked numerous times throughout the year if there have been plans submitted from The Sands. The answer has always been no-we haven't seen any.

One of my biggest concerns is that there is no transparency with the town residents especially considering the tenuous nature of this process already with the Sands. The business conducted by the council is covert at best--always, always done during off season when the seasonal residents have no idea what is going on or for that matter- the year round residents. Were all town council members aware of this process? I pray the Town Council has the residents best interest at heart, but I fear they do not. The way in which the Town is being governed is quite disheartening.

Jacqueline Napolitano
2 E James Street
Fenwick Island, DE 19944
(301) 518-9417

Pat Schuchman

From: Teresa Tieman
Sent: Friday, July 27, 2018 11:17 AM
To: Pat Schuchman
Subject: FW: Public Hearing today/variance request

FYI

-----Original Message-----

From: Jody Hayden <jhayden@insignia-llc.com>
Sent: Friday, July 27, 2018 10:11 AM
To: Jleeinfi@aol.com; Roywow@aol.com; Vlcarmean@verizon.net; Teresa Tieman <townmgr@fenwickisland.org>; Gene Langan <glangan@fenwickisland.org>; Richard Mais <rmais@fenwickisland.org>; Gardner Bunting <gbunting@fenwickisland.org>; berniefenwickisland@gmail.com; Ronald.Gray@state.de.us; gerald.hocker@state.de.us
Subject: Public Hearing today/variance request

Dear FI Town Councilmen and Town Manager,

In our absence (we are out of the country and cannot personally share at the public hearing today), would you please read on our behalf as part of record? We appreciate it!

We are writing you to share our feeling and opinion on the posted Legal Notice regarding a request by the Sands Hotel for yet another variance to the towns' established ordinances.

As a homeowner who lives within 20 yards of this commercial property, we are adamantly against granting this request for an additional 6 feet in building height for an elevator. Our reasons are as follows:

1. We are in a house which stands at the current height restriction of 30 feet, and if granted, this would elevate the Sands building to 38 feet, 8 feet above our roof (assuming they are planning complete rebuild of hotel and granted permission to use 32 feet from their first variance he was granted by council as a starting point).
2. Further to height restriction concern, if granted, where will the mechanicals be for all operating equipment? Will it be on top of the 38 foot roof and will those mechanicals be granted yet another variance to not be part of their height restriction? Has this been granted already and was any research done on how loud or how much fumes and chemicals will be generated by these mechanicals?
3. We recently requested an approval from Town to build a roof deck to allow our railings to exceed the 30 feet, and were told ONLY chimneys may exceed the limit. This was in anticipation of the Sands building higher to a maximum 32 feet. We were denied and told we cannot exceed 30 feet. This means we have to tear down and reconstruct our current porch to cut down its ceiling height and change the whole look of the current house. Without knowing about the Sands new variance requests which directly kill our whole reason for a roof deck, we've made decisions and invested financially in the decision.

We were disappointed to learn the council also approved another variance during the off season regarding commercial property mechanicals can be placed even closer to residential property lines on the ground too.

We hope and trust that the Town Council will be advocates for the surrounding homes as more changes negatively affect our property value and quality of Beach life. We picked this Town based on its historical commitment to always stay a charming family beach town, appropriately named "The Quiet Resort".

Thank you,

Pat Schuchman

From: Teresa Tieman
Sent: Thursday, August 23, 2018 8:03 AM
To: Pat Schuchman
Subject: FW:

From: Jody Hayden <jhayden@insignia-llc.com>
Sent: Wednesday, August 22, 2018 11:28 PM
To: Teresa Tieman <townmgr@fenwickisland.org>
Cc: Jleeinfi <Jleeinfi@aol.com>; Roywow <Roywow@aol.com>; Vlcarmean <Vlcarmean@verizon.net>; Gene Langan <glangan@fenwickisland.org>; Richard Mais <rmais@fenwickisland.org>; Gardner Bunting <gbunting@fenwickisland.org>; berniefenwickisland <berniefenwickisland@gmail.com>; Ronald.Gray <Ronald.Gray@state.de.us>; gerald.hocker <gerald.hocker@state.de.us>
Subject: Fwd:

Dear Town Manager,

Please distribute my letter to the Board of Appeals committee, to be considered in their decision for this additional variance request for an additional 6 feet on top of the variance request of 2 feet a few years ago, and variance request over the winter months to place mechanicals within setbacks established years ago for the safety of adjacent neighbors by the Sands Motel.

Dear Board of Appeals, FI Town Councilmen and Town Manager,

We are writing you to share our feeling and opinion on the posted Legal Notice regarding a request by the Sands Hotel for yet another variance to the towns' established ordinances, on top of the variance request of 2 feet a few years ago, and variance request over the winter months to place mechanicals within setbacks established years ago for the safety of adjacent neighbors by the Sands Motel..

As a homeowner who lives within 20 yards of this commercial property, we are adamantly against granting this request for an additional 6 feet in building height for an elevator. Our reasons are as follows:

1. We are in a house which stands at the current height restriction of 30 feet, and if granted, this would elevate the Sands building to 38 feet, 8 feet above our roof. This negatively affects us and our neighbors with regards to potential noise, fumes and reduced sight lines of the bay and ocean views.

2. Further to height restriction concern, if granted, where will the mechanicals be for all operating equipment? Will it be on top of the 38 foot roof and will those mechanicals be granted yet another variance to not be part of their height restriction? Has this been granted already and was any research done on how loud or how much fumes and chemicals will be generated by these mechanicals?

3. We recently requested an approval from Town to build a roof deck to allow our railings to exceed the 30 feet limit by 2 feet, and were told ONLY chimneys May exceed the limit. This was in anticipation of the Sands building higher to a maximum 32 feet. We were denied and told we cannot exceed 30 feet. This means we have to tear down and reconstruct our current porch to cut down its ceiling height and change the whole look of the current house. Without knowing about the Sands new variance requests which directly kill our whole reason for a roof deck, we've made decisions and invested financially in the decision. Why are they granted permissions for rooftop items to breach this height limit and we are denied?

We were disappointed to learn the council also approved another variance during the off season regarding commercial property mechanicals can be placed even closer to residential property lines on the ground too.

We ask the BOA to remember it is their duty to ask themselves, as cited in code 88-32 Variance requirements and limitations:

- is it a showing of good and sufficient cause which only deals solely with the physical characteristics of the property you purchased with known ordinances, and not based on "planned construction or improvement."
- failure to grant this variance results in "exceptional hardship DUE TO THE PHYSICAL CHARACTERISTICS OF PURCHASED PROPERTY"
- increased cost does not constitute hardship.
- Granting of this variance will NOT result in threat to public safety, nuisances(victimization of the public, or conflict with existing laws.
- is the variance the MINIMUM NECESSARY TO AFFORD RELIEF?

We hope and trust that the Board of Appeals will be advocates for the surrounding homes as more changes negatively affect our property value and quality of Beach life. We picked this Town based on its historical commitment to always stay a charming family beach town, appropriately named "The Quiet Resort".

Thank you,

Jody and Warren Hayden

Brian & Lisa Kelly
2 W. Indian Street
Fenwick Island, DE 19944

Dear Board of Adjustment Member,

We are writing you to express our concerns with the request for variance by the developer and owner of The Sands property and the owners of 5 E Houston St.

As owners of residential property in our town we were well aware of the towns building code and height/setback restrictions when we built our home. We were told that for any variance to be approved, a hardship or some other discriminating defect affecting our ability to build within the current building code needed to exist. As with the majority of property owners in our town, we designed our home and built within the town's building code, since no hardship or defect could be demonstrated.

At this time we do not believe that either of these properties exhibit a hardship or defect that would prohibit them from building within the towns current building ordinance. In fact, the increase in room density approved specifically for The Sands property has helped to create this problem by greatly expanding the mechanical resources (Elevators, HVAC) needed to support the much larger project. Now both of these expanded resources are being placed outside of the current building height restrictions. While the HVAC mechanicals are not part of the requested variance, we strongly believe that the town building official and town attorney, after getting pressure from the developer, have made a significant error in their decision to allow mechanical equipment which are physically attached to the building, exceed the current height restriction.

I must include that we are not opposed to the replacement of The Sands and a new hotel on this property. However placing elevator shafts and HVAC units that exceed the current height restrictions will have a negative affect on myself and other neighbors. I have noticed that all renderings in the developers application are from the ground level. As I am sure you are aware many Fenwick homes have reverse floor plans for the express purpose of the views that our current height restrictions provide. Is it really fair to the neighboring property owners that an exception be made to support the increased building height without regard for the negative impact on those properties.

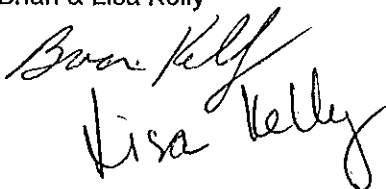
We also are concerned that allowing a set-back variance on 5 E Houston St. without proper justification could negatively impact adjacent properties and set a bad precedent for future incursions into the towns setback requirements. Other options that keep the elevator shaft inside the existing setback should be fully explored and considered for this property.

We respectfully request that the town should exercise good judgment and discretion when allowing a variance that has negative impact on other property owners and neighbors.

While we understand the need to provide an occasional variance, we firmly believe that neither of these properties can satisfactorily demonstrate that the variance requested will not have a negative impact on neighboring property owners and the town. Thank you for you consideration of our thoughts and concerns in this matter.

Sincerely

Brian & Lisa Kelly

Handwritten signatures of Brian Kelly and Lisa Kelly. The signature for Brian Kelly is written above the signature for Lisa Kelly. Both signatures are in cursive script.

Pat Schuchman

From: Teresa Tieman
Sent: Friday, August 10, 2018 8:48 AM
To: Pat Schuchman
Subject: FW: Board Of Adjustments Hearing

From: Kevin Carouge <mkcarouge@gmail.com>
Sent: Friday, August 10, 2018 8:46 AM
To: Teresa Tieman <townmgr@fenwickisland.org>
Cc: Kevin Carouge <mkcarouge@gmail.com>
Subject: Board Of Adjustments Hearing

Terry,

I am unable to attend the upcoming hearing due to an out of state commitment, and would like to respectfully request that my views on the two variances being discussed be put on the record.

1.) Height Variance Sands Motel – With much discussion this hotel owner was given a significant variance regarding density allowing 65 rooms on the property vs. the 39 currently allowed. I am opposed to allowing yet another exception to the towns regulations for this property owner. Adding 6 feet to the already recently increased building height could result in a structure of 38ft in height. There are most certainly other options for this, such as an hydraulic elevator which does not require overhead mechanicals. If we continue to allow exceptions to our ordinances, the Town of Fenwick Island will become indistinguishable from our neighbor in the unincorporated part. The rational for the regulations we have is to protect the uniqueness of the town, we are slowly morphing into the areas that surround us.

2.) Set Back Variance Elevator Homeowner – The town recently reviewed the issue of setbacks as it regarded mechanical units for commercial buildings and granted a further encroachment of the setbacks, something that was intended to protect the access to buildings in the event of emergency, and provide an appropriate buffer for all property owners. I am against allowing this variance, even if the argument to support is based on the owners disability. Again, there are other options such as a stair lift which could be employed. The argument here is similar as above, if we keep modifying the laws and ordinances we put in place (all for sound and positive reasons) then we lose the integrity of the town and become a hodgepodge of whomever can make an individual argument to disregard them.

There will always be individual self-serving petitions to the town to change our regulations. If the regulations are not appropriate or applicable then they should be changed and voted on by the entire town.

Thank you for your time.

Kevin Carouge
1006 Bunting Ave.

Pat Schuchman

From: Liz Lear <learhanlon@aol.com>
Sent: Thursday, August 16, 2018 2:41 PM
To: Pat Schuchman
Subject: Aug. 23rd Board of Adjustments Hearing

TO: Pat Schuchman - Building Official

Although I would like to see a new clean motel, I am against granting the 6' variance for the installation of an elevator. The motel owner was aware of the height restrictions when he purchased the property. I do not want the vista across the street from me to be an elevator tower.

Liz Lear
1602 Coastal Highway
Fenwick Island, DE

Pat Schuchman

From: Dave <dpreif@comcast.net>
Sent: Sunday, August 19, 2018 12:29 PM
To: Teresa Tieman; Pat Schuchman
Subject: Board of Adjustment Hearing August 23, 2018

To: Fenwick Island Board of Adjustment, c/o Terry Tieman & Pat Schuchman

From: Dave Reifschneider

I will be unable to attend the public hearing on August 23, but would like to add my comments to the record.

1. Shelton application for 5 E. Houston Street, encroachment into the side setback to install an elevator.

While it is unfortunate that health reasons have created a need for this elevator, after reviewing the plans submitted, I find it unnecessary to orient the elevator shaft in such a way to encroach on the setback. It is quite obvious that the elevator could easily be oriented square with the adjacent rooms rather than being angled. There appears to be more than adequate space at the corner of the rear deck to enclose the shaft with no additional building footprint necessary. While perhaps not as aesthetically pleasing, that is one of the difficulties in retrofitting an existing building. I believe it would be a dangerous precedent to allow such a variance, and will certainly open the door for many more similar requests from others facing similar issues.

2. Buas Sands Hotel, LLC request for additional 6 foot height variance for enclosure of an elevator shaft.

Having reviewed the plans submitted, I find no rationale for the request. Understandably, with a top-lift elevator mechanism, this would be necessary. But there are other elevator technologies available, such as bottom-lift hydraulic systems, much like commonly used in automobile service shops and widely used in many two-story hotels around the country. In addition, the application states nothing about the area of the roof to be enclosed in the 6 foot protrusion. It appears that it will enclose more than one elevator, or will be enclosed in additional visual screening, as the application states there would be an effort to be "less visibly intrusive," creating the appearance of a much larger structure. The statement that the "interior would be unusually altered, impractical and perhaps unsafe" seems directed at an emotional response rather than fact. A hydraulic elevator, as used in

many of the Ocean City condo building would certainly be neither impractical nor unsafe and not require floor alteration or ramps.

In addition, while travelling north on Coastal Highway, past many hotels in Dewey Beach, Rehoboth, and Lewis, I note almost none have protruding elevator shaft enclosures. One that does seem to have a façade surrounding it, giving the appearance of a much larger building - something we don't need here in Fenwick.

While I am not against redevelopment, especially of older properties, I believe it is mandatory that we abide by the well-thought out building rules to maintain the town in the fashion that our predecessors, including my own family who served on Council back in the 60's, envisioned for the future.

On a separate note, recognizing the allowance of mechanical equipment on the hotel roof, I hope the developers have considered the high likelihood of lightening strikes on that equipment. Being the highest point in the vicinity, and away from power lines, that's where it will strike and probably render the equipment non-operational. I believe the Building Committee was in error in permitting this application.

Sincerely,

Dave Reifschneider

8 E. Essex Street

Pat Schuchman

From: Teresa Tieman
Sent: Tuesday, August 21, 2018 7:49 AM
To: Pat Schuchman
Subject: Fwd: Board of Adjustment Hearing/Sands-Hilton Tapestry

Sent from my iPhone

Begin forwarded message:

From: Pam Pridgeon <pampridgeon@comcast.net>
Date: August 21, 2018 at 12:46:00 AM EDT
To: townmgr@fenwickisland.org
Subject: Board of Adjustment Hearing/Sands-Hilton Tapestry

To Town Manager of the Town of Fenwick Island for distribution to: All members of the Board of Adjustment, All Fenwick Island Town Council Members.

We would like to express our opposition and concern regarding the request by the Sands/Hilton Tapestry located at 1501 Coastal Highway Fenwick Island to exceed the Town height limit of 32 feet to accommodate a structural elevator shaft.

The negative impact on surrounding property owners who have purchased and built their homes to comply with the 30 ft. height restriction, and 32 feet where applicable, will lose their views, open air space, reasonable right of enjoyment of their properties, and forfeit any sense of privacy they currently enjoy. Many have chosen Fenwick Island over towns such as Ocean City and Dewey Beach because of the small town atmosphere and valued height restriction.

Allowing a variation exceeding our present height restriction will be setting a precedent for future developers/builders/replacement buildings for both *all* commercially zoned and residentially zoned areas.

Currently, in accordance with the Town of Fenwick Code, any exceptions to the established height limits are as follows:

160-8-A-2 "Chimneys may be erected to a height which is required to provide efficient draft"

160-9 "Renewable Energy Systems "

160-9-A-2 Roof-mounted solar energy systems shall be allowed to exceed the maximum height requirement by a maximum of 36 inches.

160-9-B Small wind energy systems tower.

1-c Total height. Total height (including the wind turbine itself) shall not exceed 33 feet above grade, and tower shall be independent of any other structures on the property.

As the proposed overrun of the structural elevator shaft is currently designed to be 35'-3", and is not listed in any of the exceptions for which a variance can be granted under Town Code, it would appear that the Board of Adjustment has no legal option but to deny the application for variance. Again, the *proposed overrun* is just that, *proposed* and subject to change.

Our research shows that there are other available options that will allow the elevator and structure to be incorporated into the building design without infringing on the current height restrictions.

In summary, we are Opposed to the variance being granted.

Denny and Pam Pridgeon

1 E. James Street

Fenwick Island

Pat Schuchman

From: Teresa Tieman
Sent: Wednesday, August 22, 2018 4:15 PM
To: Pat Schuchman
Subject: FW: Variance to the maximum roof high at 1501 coastal hwy

-----Original Message-----

From: Josephlraffetto <docraffetto@gmail.com>
Sent: Wednesday, August 22, 2018 4:15 PM
To: Teresa Tieman <townmgr@fenwickisland.org>
Cc: Julie Lee <jlee@fenwickisland.org>; Gene Langan <glangan@fenwickisland.org>; Richard Mais <rmais@fenwickisland.org>; Gardner Bunting <gbunting@fenwickisland.org>; berniefenwickisland@gmail.com; vlcarmean@verizon.net
Subject: Variance to the maximum roof high at 1501 coastal hwy

Sent from my iPad

I am writing in reference to the requested variance to the maximum height at 1501 Coastal Highway. I will be unable to attend the upcoming hearing to to an "on call" obligation of PRMC. I have great concern over the request for the variance by the owner of The Sands property.

The architectural firm representing Mr. Spiro Buas states that the hotel to be constructed on said property is in compliance with all of the Fenwick Island code requirements. He conveniently fails to delineate the fact that these code requirements were met by virtue of the variances granted the owner by the Board of Adjustments including an increase in room density resulting in a decrease of the 1000 ft.² of land required for each sleeping room allowing 65 rooms on the property previously zone for 39. Furthermore, setback variance has also been granted resulting in the further encroachment of commercial structures in a buffer zone that was previously created to protect property owners.

The representative of the architectural firm goes on further to say that the elevator overrun is not "an element that will stand out and be recognized as up obtrusive ".This certainly nonsense in light of the fact that a building height restriction of 30 feet exist within the boundaries of Incorporated Fenwick Island with a total building height of 32 feet from the highest point of the crown of the land for base flood elevation. A 6 foot tower extending from each end of a block long building not only violates building codes but also offends human sensibility. Our beach homes were built with a reverse floor plan to appreciate the beauty of the ocean and bay not a mechanical tower.

It is unfortunate that the architectural firm has exhausted "our teams' full resources" I do not understand why they did not choose a hydraulic elevator which are used extensively in buildings up to six stories high precluding the need for large overhead hoisting machinery which in this case would preclude the need for a 6 foot tower extending above all other roof lines in the Incorporated Town Of Fenwick obstructing bay and ocean views.

When Mr.Buas purchased this commercial property he was well aware of the building code restrictions. He has already managed to circumvent a number regulations through variances obtained through the BOA.Therefore, in my opinion I do not believe it appropriate to further grant variances and alter town regulations when alternate paths may be taken to solve this issue without code violation or visual impact to a long standing beach community.

What is rather distressing is the fact that It appears to me that this conflict is reflective of the national trend of the need for one to pursue his own personal agenda to the exclusion of the benefit of the greater good of the community

I respectfully request that said variance be denied due to the negative impact on property owners and vacationers.. if this item is denied and again brought to appeal a town referendum should be pursued

Thank you for your time and consideration in this matter.
Joseph L Raffetto

Pat Schuchman

From: Teresa Tieman
Sent: Wednesday, August 22, 2018 8:51 PM
To: Pat Schuchman
Subject: Fwd: Board of Adjustments Appeal for the Sands/Hilton Tapestry 1501 Coastal Highway, Fenwick Island, Delaware

Sent from my iPhone

Begin forwarded message:

From: Marion Webster <maidmar07@verizon.net>
Date: August 22, 2018 at 5:41:55 PM EDT
To: <townmgr@fenwickisland.org>
Subject: Board of Adjustments Appeal for the Sands/Hilton Tapestry 1501 Coastal Highway, Fenwick Island, Delaware

Please send to the members of the Board of Adjustments and all members of the Town Council Thank you. MMW

To The Board of Adjustments,

We are writing as property owners of a home at 1603 Bunting Avenue, Fenwick Island De. to Strongly object

to the proposed increase in height for the Sands/Hilton Tapestry at 1501 Coastal Highway, Fenwick Island, De.

If granted, it will certainly effect future request for zoning variance cases involving height SINCE A PRECEDENCE HAS BEEN ESTABLISHED.

Other commercial and residential property owners would rightly expect a variance for their property.

If granted, this appeal would most certainly NEGATIVELY effect the surrounding, taxpaying, property owners.

Fenwick Island could look like Ocean City, a very sad prospect. The appeal of Fenwick is that it is unique compared to most beach areas.

Please listen to the pleas to not grant an appeal for this property which could almost certainly negatively impact the future of Fenwick Island.

Marion and David Webster